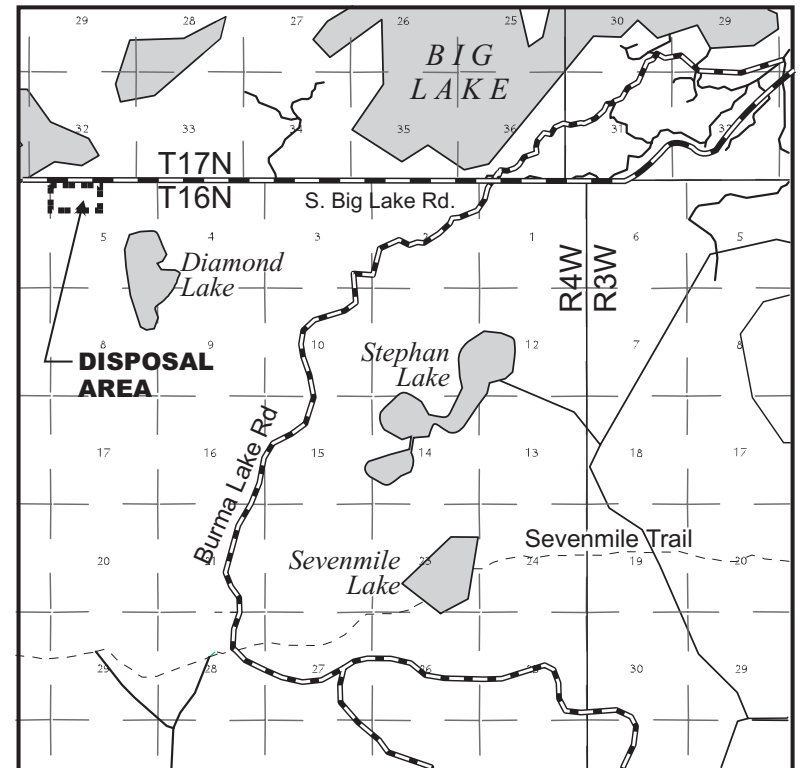


Map 9 - Goldstreak ASLS 79-156

Location	Located in the Big Lake area, approximately 20 to 30 air miles north of Anchorage and 15 miles west of Wasilla.
Topo Map	USGS Quad Tyonek C-1
Access	Subdivision is located southwest of Big Lake and is directly accessible from South Big Lake Road.
Terrain	Comprised of low rolling hills and swamp or bog dominated lowlands.
Soils	Well-drained, gravelly, gray soils that may be covered by a poorly drained fibrous peat layer, which freezes in winter.
Vegetation	Birch and spruce with some aspen and alder.
Water Front	None
View	Unknown
Climate	Local temperatures range from 40 to 70 degrees F in summer, to 0 to 40 degrees F in winter, with extremes between -40 and 90 degrees F. Annual precipitation is 30 inches including 92 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	Department of Environmental Conservation has approved all parcels for on-site sewage and must be constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Electric and phone services are nearby on South Big Lake Road.
Restrictions	Subject to platted easements and reservations, see ASLS 79-156. Lot 2, Block 3 subject to 20 foot wide drainage easement through portion of southeast corner.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Goldstreak Homeowner's Association created to manage any common areas. Covenants are recorded in Book 220, Page 83, 9/29/80, Palmer Recording District.
Other	Located within the Willow Sub-Basin Area Plan. Parcels may have been within the Miller's Reach Fire area. Some parcels may contain some debris or abandoned vehicles.



USGS Quad Tyonek C-1, Alaska

Vicinity Map

**Township 16 North, Range 4 West, Sec. 5
Seward Meridian, Alaska**

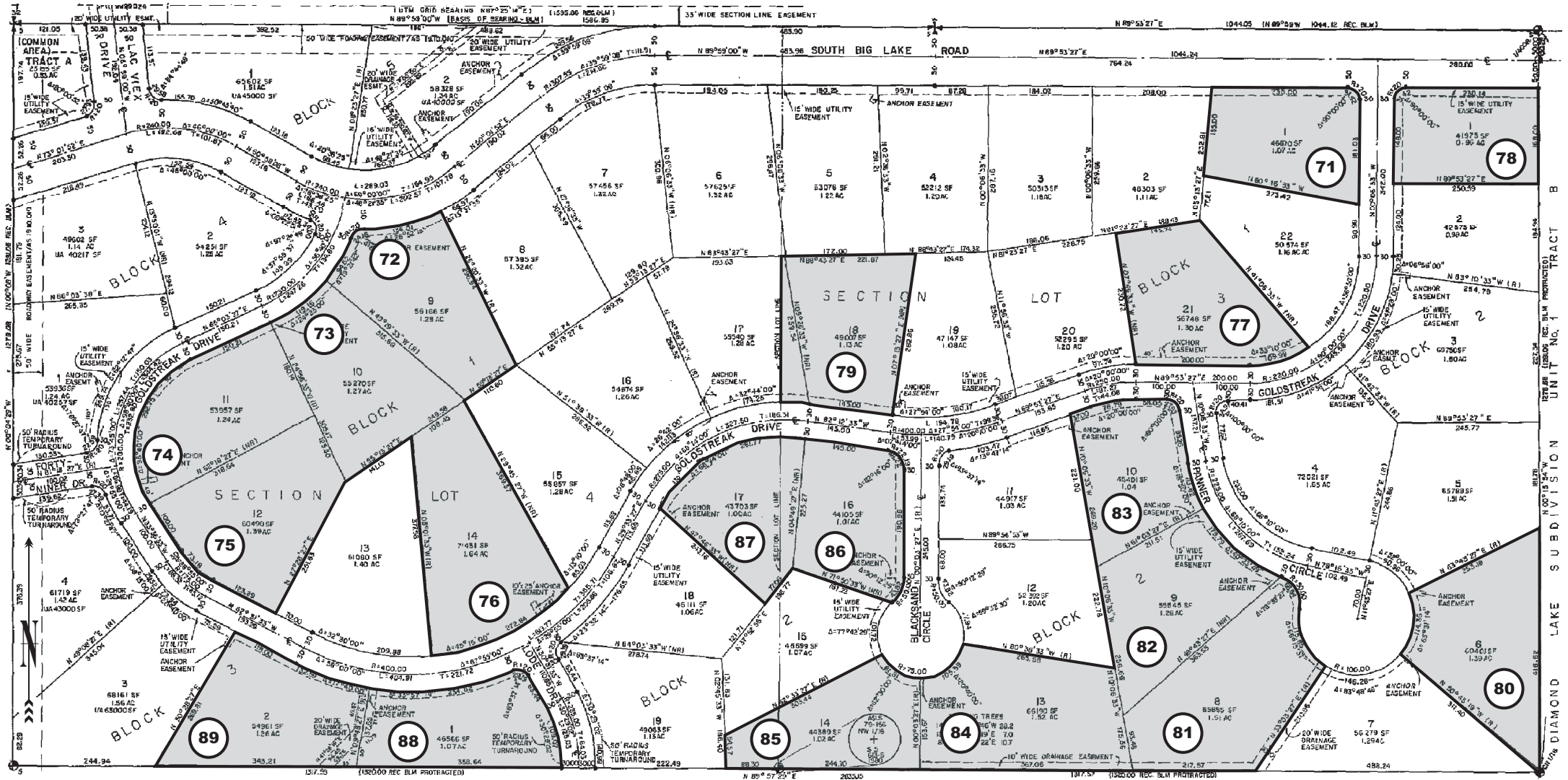
PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID	COMMENTS
71	205880	S016N004W05	ASLS 79-156	1	1	1.070	\$5,800.00	
72	205888	S016N004W05	ASLS 79-156	9	1	1.290	\$5,000.00	Two Abandoned Trailers & Debris
73	205889	S016N004W05	ASLS 79-156	10	1	1.270	\$5,800.00	
74	205890	S016N004W05	ASLS 79-156	11	1	1.240	\$5,700.00	
75	205891	S016N004W05	ASLS 79-156	12	1	1.390	\$6,700.00	
76	205893	S016N004W05	ASLS 79-156	14	1	1.640	\$6,800.00	
77	205895	S016N004W05	ASLS 79-156	21	1	1.300	\$6,800.00	
78	205897	S016N004W05	ASLS 79-156	1	2	0.960	\$5,000.00	Abandoned Car
79	206111	S016N004W05	ASLS 79-156	18	1	1.130	\$6,100.00	
80	206115	S016N004W05	ASLS 79-156	6	2	1.390	\$6,900.00	Concrete Foundation
81	206117	S016N004W05	ASLS 79-156	8	2	1.510	\$7,600.00	
82	206118	S016N004W05	ASLS 79-156	9	2	1.280	\$6,700.00	
83	206119	S016N004W05	ASLS 79-156	10	2	1.040	\$5,700.00	Remains of Wood Foundation
84	206122	S016N004W05	ASLS 79-156	13	2	1.520	\$7,600.00	
85	206123	S016N004W05	ASLS 79-156	14	2	1.020	\$5,500.00	
86	206125	S016N004W05	ASLS 79-156	16	2	1.010	\$5,300.00	
87	206126	S016N004W05	ASLS 79-156	17	2	1.000	\$5,500.00	
88	206129	S016N004W05	ASLS 79-156	1	3	1.070	\$5,600.00	
89	206130	S016N004W05	ASLS 79-156	2	3	1.260	\$6,300.00	

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: (<http://www.dnr.state.ak.us/landrecords>).

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Map 9 - Goldstreak ASLS 79-156

Sec. 5



Veterans’ Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans’ Land Discount may only be used **once** in an applicant’s lifetime.

Veterans’ Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

- 1. Is 18 years of age or older at the date of sale;
- 2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
- 3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to

receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veterans’ Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

Successful bidders who qualify for the Veterans’ Land Discount must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veterans’ Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN’S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
“X” Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veterans’ Discount Rate	x	0.25	
Veterans’ Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veterans’ Discount

Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre
Farmview	ASLS 82-123	\$347.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot
Glenn	ASLS 81-205	\$410.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre
Iksgiza Lake	ASLS 81-054	\$328.00/Acre
Jack II	ASLS 82-140	\$241.00/Acre
Jack	ASLS 79-165	\$61.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre
Kahiltna Flats	ASLS 80-175	\$204.00/Acre
Kenney Lake	ASLS 81-193	\$740.00/Acre
Kenny Creek	ASLS 80-143	\$273.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A
Nenana South	ASLS 80-106	\$225.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre
Northridge	ASLS 81-214	\$374.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre

Project Name	Project description	Cost/Acre
Quota	ASLS 80-120	\$220.00/Acre
Safari Lake	ASLS 80-188	\$275.00/Acre
Snake Lake	ASLS 85-085	\$207.00/Acre
South Bald Mountain	ASLS 82-001	\$336.00/Acre
Sunnyside	ASLS 80-182	\$524.00/Acre
Sunnyside Subd.	USS 2912	N/A
Swan Lake	ASLS 79-145	\$265.00/Acre
Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Tazlina Hills	ASLS 79-227	\$349.00/Acre
Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Tenderfoot	ASLS 81-213	\$400.00/Acre
Three Mile	ASLS 82-010	\$405.00/Acre
Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Tok Area	ASLS 77-164	\$91.00/Acre
Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Totek Lake	ASLS 81-057	\$305.00/Acre
Tower Bluffs	ASLS 80-097	\$227.00/Acre
Tower Bluffs	ASLS 80-098	\$227.00/Acre
Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Tungsten	ASLS 80-099	\$211.00/Acre
Warren	ASLS 79-138	N/A
Wigwam	ASLS 83-022	\$704.00/Acre
Willow Creek	ASLS 79-122	\$156.00/Acre
Willow Crest	ASLS 80-008	\$310.00/Acre
Windy Hills	ASLS 79-173	\$219.00/Acre